

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: May 29, 2015
Re: Staff Report for Tigerpoly Manufacturing Expansion – Development Plan

Item #6 – Tigerpoly Manufacturing Expansion - Development Plan (PID #201505080029)

Application: Development Plan
Location: 6231 Enterprise Pkwy
Applicant: Robert Beiter, Crossing Waters Engineering
Zoning: IND-1
Current Use: Industrial

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to expand the existing Tigerpoly Manufacturing facility at 6231 Enterprise Parkway. The proposed expansion will add an additional 74,000 square feet to the south side of the facility and relocate the southern drive around the expansion.

Site Plan

The proposed improvements will occur on 4.65 acres of the 26.32 acre site, south of the existing building. The existing drive aisle will be shifted south of the proposed expansion to access the parking area west of the structure. The proposed building expansion, parking areas, and drives meet all building and parking setbacks and are located outside of the floodplain.

Stormwater for the expansion is proposed to be handled through an addition to the existing pond southwest of the building. The proposed pond will exceed the required volume and will release the stormwater through the existing water quality outlet structure.

Building

The proposed building addition is 73,931 square feet in area, finished in metal siding with a concrete block base. Colors and materials will match the existing facility. The proposed addition will be 36' in height to match the existing structure. This exceeds the permitted height of 35' for the site; however staff is supportive of the proposed deviation to match the existing facility. Rooftop mechanicals are proposed on the building addition. The applicant has requested that the RTUs remain unscreened in order to match the roofline of the existing facility.

Parking

19 new parking spaces are proposed west of the building expansion. 14 of these spaces will be in a new lot accessed from the reconfigured drive and the remaining five (5) are additions to the existing parking lot west of the structure.

Lighting

Details were submitted for building lighting and the applicant has indicated that site lighting will match existing lighting as closely as possible; however no photometric plan was submitted showing lighting locations and lighting levels. A photometric plan should be submitted showing that lighting for the relocated drive and new parking area meet the required 0.5 footcandle minimum.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following deviations and stipulations:

1. The building height shall be permitted to exceed the permitted height (35') by 1' for a total permitted height of 36'.
2. Rooftop mechanical units shall be permitted to remain unscreened in order to match the existing structure.
3. A photometric plan shall be submitted showing that the relocated drive and proposed parking lot meet the required 0.5 footcandle minimum.